

Mabe Parish Council

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Minutes – 22 June 2022

Minutes of an extraordinary meeting of Mabe Parish Council held on Wednesday 22 June 2022 at 7.00pm, at Mabe WI Hall, Antron Hill, Mabe.

Councillors present: Councillors: M Wilkinson (Chairman), C Cole (Vice-Chairman), B Galke, R Phillips, T Tindle, P Tisdale, K West, A Wills

Cornwall Councillor present: C.Cllr Bastin

Officer in attendance: Clerk/RFO to the Parish Council

Minute no:	Agenda Items
	<p>Chairman's Announcements</p> <p>The Chairman welcomed councillors and members of the public attending the meeting. agenda item for this meeting was to consider the parish council's consultation response to the enforcement notice appeal relating to development at Trevone Quarry.</p>
MPC22.23.63	<p>Apologies for absence – were received from Cllrs P Simmons (unavailable), A Thomas.</p>
MPC22.23.64	<p>Members' Declarations of Interests – None</p>
MPC22.23.65	<p>To approve written requests for dispensation – None</p>
MPC22.23.67	<p>Public Speaking</p> <p>A tenant of one of the properties subject to enforcement stated that the enforcement notice had been the first communication from the planning authority to tenants at the site with no direct consultation before then. The enforcement notice affected 12 rural creative businesses and the homes of two families. It was explained that the site was originally purchased as a quarry, with rights for blasting, after three years the blasting rights were relinquished and planning permission changed to B2 (General Industrial) use, with agreement for a nature reserve and artists community. Errors in the planning authority administrative processes had been corrected. The site owner had commissioned the assistance of a planning consultant and on their advice had taken the approach of seeking 4 / 10 year lawful use and claiming permitted development rights, on the basis that these would be considered more favourably once the site was established. It was acknowledged that this was a complex site.</p> <p>A local resident stated that they had lived in the vicinity for years and found the changes in the quarry to have improved the environment, noting the sustainability of the activities at the quarry.</p> <p>A local land owner stated their support for the development at the quarry, noting that the activities on site worked with nature to set up a nature reserve and small industrial site. Noted habitats, resilience, climate emergency plans, biodiversity and planning considerations.</p>

All minutes are in draft form until approved by the council at the next meeting.

	A co-owner of the site presented councillors with a booklet about the workshops at the quarry, noted the work of the artists working and growing food on the site, low impact jobs, a model that could be followed in other areas.	
MPC22.23.68	Minutes of meeting of the council held on 9 June 2022 This item was deferred as the minutes of the 9 June meeting had yet to be finalised.	
MPC22.23.69	Enforcement Appeal Notification EN19/00069 – Trevone Quarry Members considered making a parish council representation to the Planning Inspectorate regarding the above. The Chairman gave the option of considering each of the 11 developments subject to enforcement notice and appeal, on a separate basis, or as a whole. Members considered the enforcement notice for the site, along with written representations from the co-owner of the site which had been circulated prior to the meeting. The Chairman referred to relevant planning applications and the application for a certificate of lawfulness for the blacksmiths forge. Cllrs West, Wilkinson, Tindle and Wills had attended a site meeting earlier in the week. Members debated whether to consider the application as a whole, during this discussion it was noted that unlike a planning application, the parish council had not received plans and information from the planning authority, and so there was considered to be insufficient information on which to base a decision on the individual units. It was acknowledged that the enforcement action would have a significant impact on the lives of the tenants and owners of the quarry. It was noted that it was unusual for a parish council to have the opportunity to comment on planning enforcement matters and that this had arisen as the enforcement team had concluded that there would be little likelihood that planning permission would be granted retrospectively, even with conditions. The matter would be decided upon by Public Inquiry by the Planning Inspectorate. Members were advised that the role of the parish council at this stage was not to rehearse the public inquiry process, and that comments on the development locations in questions could be based on the buildings in situ and on a similar basis as a usual retrospective planning application. Considering the site as a whole, the council noted its previous objections to the use of Certificates of Lawfulness and retrospective planning applications to circumvent the planning system. Resolved – that no representation is made to the appeal by the Parish Council as a better alternative than one that have no option but to support the enforcement.	
	Meeting closed: 7.39pm	Signed by Chairman: